

The regular meeting of the Farr West City Council was held on August 1, 2019 at 7:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Josh Blazzard, Matt Gwynn, and David Jay. Planning Commission Members present were Ted Black, Lyle Earl, Craig Brown, Steve Hurd, and Lou Best. Staff present was Whitney Black, Ryan Shaw, and Lt. Mark Horton. Visitors present were: see attached list.

## **Regular Meeting**

### #1 – Call to Order – Mayor Lee Dickemore

Mayor Dickemore called the meeting to order. Mayor Dickemore explained that Boyd Ferrin would be conducting this meeting.

### #2- Opening Ceremony

#### a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

#### b. Prayer

David Jay offered a prayer.

### #3 – Comments/Reports

- a. *\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

There were no public comments.

#### b. Report from Planning Commission

Chairman Ted Black stated that the Planning Commission cancelled their July 25<sup>th</sup> meeting, but reminded the council of the reason why they are holding a public hearing tonight.

### #4 – Business Items

#### a. Approval of Business Licenses

##### Alpha Investing, dba Rocky Wood Installs – Joy Boothe

Joy Boothe was present seeking a business license for Alpha Investing, dba Rocky Wood Installs. Ms. Boothe explained that she is doing a fencing business. She stated that she is using her home as an office and goes out to sites for the actual work.

**MATT GWYNN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ALPHA INVESTING, DBA ROCKY WOOD INSTALLS. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

Andrew H Burgon Podiatry, PLLC, dba Summit Foot and Ankle

Andrew Burgon was present seeking a business license for Andrew H Burgon Podiatry, PLLC, dba Summit Foot and Ankle. Mr. Burgon explained that he is opening his podiatry practice in Sam Knight's building.

**KEN PHIPPEN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ANDREW H BURGON PODIATRY, PLLC, DBA SUMMIT FOOT AND ANKLE. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

A&S Machining – Aaron Elkins

No one was present on behalf of A&S Machining.

**MATT GWYNN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR A&S MACHINING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

Aaron Elkins came late on behalf of A&S Machining.

**KEN PHIPPEN MOTIONED TO REVISIT THE BUSINESS LICENSE AGENDA ITEM CONCERNING A&S MACHINING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

Mr. Elkins stated that he is taking over his father's business and changing the name. He is still manufacturing. Boyd Ferrin asked how many employees there would be. Mr. Elkins stated that he is the only employee. David Jay asked how many years this has been a manufacturing business. Mr. Elkins commented that it has been operating for approximately 25 years. David voiced his concerns that if this business would come in today it probably would not pass because it is not in a manufacturing zone. Ken Phippen reminded Mr. Elkins that home occupation businesses are not allowed to have signs.

**MATT GWYNN MOTIONED TO APPROVE A BUSINESS LICENSE FOR A&S MACHINING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

- b. Open public hearing to consider the request of a revised conditional use permit for Matthew Chugg for a 2,800 square foot accessory building located at 2265 North 2475 West from the previously approved 2,400 square foot accessory building

**KEN PHIPPEN MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST OF A REVISED CONDITIONAL USE PERMIT FOR MATTHEW CHUGG FOR A 2,800 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 2265 NORTH 2475 WEST FROM THE PREVIOUSLY APPROVED 2,400 SQUARE FOOT ACCESSORY BUILDING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

Matt Chugg explained that he has some additional equipment that needs to be installed which would require an extra 10 feet and its time sensitive as the material is coming overseas. Mr. Chugg commented that he will be moving the building 15 feet toward the cul-de-sac, after the request of a neighbor. David Jay requested the written request from the neighbor be included in the public hearing. Ted Black commented that this concern was not brought up during the initial approval of the previous approved conditional use permit. Ted also commented that this creates a situation where the out building will be dictating where a home is being built and how large it is. Becky Brooks commented that she is not opposed to what Mr. Chugg is doing, but she has a few questions. Ms. Brooks expressed her concerns about the backyard 20% requirement in the code and the requirement of front yard landscaping within 12 months of a home being built. Mr. Chugg commented that his intent is to match the landscaping of his home and to landscape behind with grass all the way around the lot. Ken Phippen asked what the building will be used for. Mr. Chugg stated that a golf simulator and athletic equipment will be in the building.

- c. Motion – Close public hearing and proceed with the regular meeting

**JOSH BLAZZARD MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

- d. Approval of the request of revised conditional use permit for Matthew Chugg for a 2,800 square foot accessory building located at 2265 North 2475 West from the previously approved 2,400 square foot accessory building – Matthew Chugg

Matthew Chugg was present seeking approve of a revised conditional use permit for a 2,800 square foot accessory building located at 2265 North 2475 West from the previously approved 2,400 square foot accessory building.

**MATT GWYNN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A 2,800 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 2265 NORTH 2475 WEST FROM THE PREVIOUSLY APPROVED 2,400 SQUARE FOOT ACCESSORY BUILDING WITH THE PREVIOUS CONDITIONS ATTACHED WITH ADDITION THAT THE PROPERTY BE LANDSCAPE AND NEVER BECOMES COMMERCIAL. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Consent Items

- a. Approval of minutes dated July 18, 2019

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED JULY 18, 2019. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

- b. Approval of payment of bills dated July 31, 2019

See Warrant Register dated July 31, 2019.

**DAVID JAY MOTIONED TO APPROVE AND PAY THE BILLS DATED JULY 31, 2019. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

- c. Smith Family Park Update and Approval of Bids

Boyd Ferrin motioned that he has bids for the canal road to access the park. Boyd commented that the city has received two bids from Montgomery Excavating for \$11,432 and one from Marriott Construction for \$10,627. Boyd commented that this comes from the Storm Water budget.

**KEN PHIPPEN MOTIONED TO APPROVE THE BID FROM MARRIOTT CONSTRUCTION FOR \$10,627. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

Ken Phippen that sod is being laid at the South end and the areas where they are laying it are closed to the public until the grass is established.

Boyd Ferrin reported that coating on the pickleball courts should be done next week. And the basketball courts should be poured neither in September or October depending on what the committee decides.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Matt Gwynn reported that the Fire 101 class will be held in September. Matt continued to report that CERT will be having a booth at the Weber County Fair and they will be doing some training. CERT training will be moving online. Matt also reported that he has been able to obtain the statistics of the law enforcement and animal control services in the city. Matt continued to report on the Sherriff's Office.

Josh Blazzard stated that he will be getting together with Pleasant View City to discuss 2700 North.

David Jay reported on general nuisances in the city, and Weber County Animal Control.

Ken Phippen reported that a scout has approached him about installing some gaga ball pits in the city parks. Ken asked if this was something the council would entertain. Boyd Ferrin suggested researching how much similar facilities are used. There was a short discussion about the possibility of entertaining this idea in the future.

Boyd Ferrin reported he met with the city staff following the Freedom Festival and it was suggested getting food trucks for the movie night.

#7 – Adjournment

**AT 7:39 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

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Whittney Black, Deputy Clerk

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Lee Dickemore, Mayor

Date Approved: \_\_\_\_\_